

Kenneth A. Waterhouse
39 Wesley St
Elanora Heights
NSW 2101
17th February 2004

The General Manager
Pittwater Council
PO Box 882
Mona Vale NSW 1660



Re: Proposed rezoning of Heydon Estate and Uniting Church land, Ingleside and Elanora Heights (ref: R0005/03 and R0006/03)

Dear Sir,

In response to the Council's letter of 29 January 2004 in regard to this matter, I would like to make the following comments:

1. There appears to be no valid reason why the proposed rezoning of the land owned by the Uniting Church should be combined into a single proposal with that for rezoning of the Heydon Estate. While the overall effect on the environment of the two proposals needs to be addressed, there are a number of issues which are particular to each individual proposal, and need to be addressed as such.
2. Any approval to the rezonings should be on the basis that the height of any dwellings erected in the area should be restricted to a single level structure. This would minimize the impact of the structures on the visual effect of the development.
3. Access to the proposed developments should not be restricted to the proposed access road off Wesley St. Alternative access should be provided off Ingleside Rd. It is unreasonable to expect that Wesley St should be used as the access point to the proposed development of the Heydon Estate, which will be located at the northern end of the development.
4. Any approval to the proposed rezonings should include a requirement that suitable access to the area for firefighting vehicles be provided from both Wesley St and Ingleside Rd.
5. Any approval to the rezoning of the Uniting Church land should be on the basis ~~that the Uniting Church shall rehabilitate and maintain the area along the course~~ of Mullet Creek where it passes through all areas owned and controlled by the Uniting Church. In reality, this work should be carried out irrespective of whether the rezoning is approved or not. The present condition of Mullet Creek in the area controlled by the Uniting Church is a disgrace.
6. Any rezoning of the Uniting Church land should be on the basis that the present track along the rear (northern) boundary of Lots 65 to 69 Wesley St would not be upgraded, and would not be used for access between the Uniting Church facilities and the proposed development.
7. It is assumed that sewerage facilities would be extended to the proposed rezoned areas as part of any development.

8. A dedicated access road would be required for development of the proposed rezoned areas, as Wesley St is a narrow urban road, unsuitable for the use of large construction vehicles. The restriction on the weight of vehicles traveling along Powder Works Rd would also have to be taken into consideration.

I would be happy to discuss any of these issues with Council Staff if required.

Yours Faithfully,

A handwritten signature in cursive script, appearing to read "K.A. Waterhouse".

Kenneth A. Waterhouse B.E.